



# MANSELL HOUSE

**Offices**  
AT MIDDLEBROOK

# An established business location



# You will be in good company...



Keoghs

...not your conventional law firm



HITACHI



REPRESENT

cowgills

BOND ▪ TURNER

firstcom eEurope



CCTV



Passenger Lifts



Male & Female Toilets



Disabled Persons' Toilets



Double Glazed Windows



LED Lighting



Suspended Ceiling



Triple Compartment Floor Outlet Boxes



Fully Accessible Raised Floors



Heating & Cooling



Bookable Meeting Rooms at Parklands 1A



On-site Allocated Parking



# Ground Floor Spaceplan



 **NORTHGATE** **RIDGWAY HOUSE** **SEFTON HOUSE** **BARTON HOUSE** **ASPINALL HOUSE** **MANSELL  
HOUSE**

M61 (Jct.6)  
**2 min**  
(1.2 miles)

 **Bolton  
Town  
Centre** ➤**SATNAV:BL6 6PQ**

## Travel and commuting

Mansell House is just 18 miles from Manchester with excellent access to the M61, M60 and M62, and is well served by public transport. Horwich Parkway station provides direct rail services to Manchester city centre, Manchester Airport, Preston and Blackpool, with regular bus connections to Bolton, Wigan and Chorley.



### WALKING

Middlebrook Retail Park	6 mins
Tesco Extra	15 mins
Toughsheet Community Stadium	15 mins
Premier Inn Bolton	18 mins
Horwich Train Station	19 mins



### MOTORWAY DRIVE TIMES

A6027	1 mins
M61	2 mins
M60	10 mins
M62	13 mins
M6	20 mins



### DRIVE TIMES

Manchester Airport	30 mins
Preston	30 mins
Manchester City Centre	35 mins
Liverpool Airport	50 mins
Liverpool	55 mins
Leeds	1 hour
Chester	1 hour

# Middlebrook Retail & Leisure Park



Mansell House has immediate access to the UK's largest retail and leisure park with an extensive range of amenities on its doorstep, including a whole host of retail, leisure, hotels, conference and sports facilities.

The Park benefits from two superstores; ASDA and Tesco Extra and numerous high street brands such as M&S, Next, River Island, and Boots. There is a wide variety of restaurants including: Bella Italia, Nando's, TGI Fridays, Wagamama and Blanco Lounge in addition to fast food outlets; McDonald's, Subway, Greggs, Wingstop and KFC and cafes; Costa Coffee and Starbucks.

There are traditional pub restaurants and hotels on site including The Bolton Stadium Hotel and Premier Inn, two petrol stations and superb on-site conference and leisure facilities such as Bolton Wanderers Stadium, Bolton Arena Sports Village, Vue Cinema and Hollywood Bowl.



**MIDDLEBROOK**  
RETAIL PARK  
BOLTON  
Featured Tenants

**ASDA**

**DECATHLON**

**Nando's**

**COSTA**  
CUORE D'ITALIA

**home bargains**

**Bella Italia**

**WING STOP**

**M&S**

**VUE**

**wagamama**

**Dreams**

**dfs**

**currys**

**NEXT**



# Offices AT MIDDLEBROOK



Images are for illustrative purposes only and may not represent the exact office space available.

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